



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

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Date: June 20, 2016

To: Stephanie Fuhs, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00141 SLO Mini Storage CUP, State Highway 227 Broad St., San Luis Obispo, APN 076-511-015

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 22.54.030 D. However, there is no guarantee that a waiver will be granted.
- B. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- D. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information/Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

- E. You must itemize the different impervious areas that make up the total new or replaced impervious area entered on the SWCP. Areas such as: all building footprints (residences, garages, shops, storage, decks, shade structures), concrete, asphalt or paver* driveways, patios, walk ways or other flatwork, driveway approaches (even in the road right of way), and any other impervious items shown on the plans.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. Street plan and profile to reconstruct, if necessary, all deteriorated or non-compliant curb, gutter, sidewalk and driveway **Morabito Place** frontage improvements in accordance with County Public Improvement Standards. All new driveways shall be constructed to County B-3 standards.
 - b. Street plan and profile for widening **State Highway 227** to complete the project side of an urban street section, including concrete curb, gutter and detached sidewalk, fronting the property.
 - c. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
 - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - f. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
2. **At the time of application for construction permits**, the applicant shall submit plans to Caltrans to secure an Encroachment Permit to construct concrete curb, gutter, sidewalk

and driveways along the State Route 227 project frontage and in accordance with Caltrans Encroachment Permit Standards.

3. **Prior to occupancy or final inspection**, the driveway approach shall be constructed in accordance with the State's Encroachment Permit and to the satisfaction of Caltrans.
4. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
5. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
6. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
7. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
8. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
9. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

10. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
11. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060. (The entire project site is located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C1601F.)

12. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
13. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
14. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

15. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
16. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
17. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Other Agency Encroachment

18. **Prior to issuance of construction permits**, all work which encroaches into the Broad Street (SR 227) right-of-way shall require an encroachment permit issued by Caltrans. No County permits shall be issued without evidence of a Caltrans encroachment permit, or that a permit is not required.
19. The **project** is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:
 - a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

DATE: June 21, 2016
TO: Stephanie Fuhs
FROM: Elizabeth Szwabowski
SUBJECT: Building Division Comments
Planning Project Request: DRC2015-00141 (SLO Mini-storage)

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the construction of a self-storage facility, residence/office, site retaining walls, and grading & drainage. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes, California Residential Code and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre-application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) A separate building permit will be required for each structure. A separate grading & drainage wall permit will be required.
- 4) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, perform a code analysis using the effective use of the code and address disabled access compliance.
- 5) Determine the minimum required fire rating of exterior walls, exterior openings protection, allowable building size, and allowable area increase etc. Any fire resistive walls due to proximity to other buildings, provide a detailed analysis on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 6) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 7) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 8) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible

parking, path of travel, restroom design, accessible amenities, retail area and storage unit access, etc.)

- 9) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 10) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
- 11) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
- 12) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
- 13) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
- 14) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be shown on the plans.
- 15) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.